

**Historic District Commission Subcommittee Meeting
Wednesday, April 25, 2011
Town Hall Meeting Room, Old Town Road.
10:00 am**

Present: Members: Vice Chair Martha Ball, Dennis Riordan and Michael Ballard. Terri Chmiel was present for the recording of the minutes.

Call to Order

Ms. Ball called the meeting to order at 10:06 a.m.

Leone: Papa. Plat 6, Lot 89. Remand by the Zoning Board regarding the appeal of Steve Papa and Aldo Leone.

Ms. Ball called the Subcommittee meeting to order to address the appeal and the decision made by the Historic District Commission regarding Aldo's on Chapel Street. HDC denied the awning and needs to clarify the motion to the Zoning Board. Ms. Ball acknowledged that the commission received a copy of the letter that was addressed to Steve Papa and Aldo Leone dated April 12, 2011, which outlined the decision from the Zoning Board (see attached letter). Mr. Herman Hassinger was present on behalf of the applicants.

The subcommittee discussed the following:

- The historic and architectural significance of the structure and its appurtenances;
- The way in which the structure and its appurtenances contribute to the historical and architectural significance of the district; and
- The appropriateness of the general design, arrangement, texture, materials, and siting proposed in the plans.

The historic and architectural significance of the structure and its appurtenances.

The building is historic in history and was used as a Fire Barn and Meeting Hall. The building is located within the Historic District. While the building has been significantly altered, all have been with HDC approvals; therefore, it continues to be historically significant.

The way in which the structure and its appurtenances contribute to the historical and architectural significance of the district.

The structure is of such a size that:

- Any additional new construction or alterations does impact the district; every building in the historic contributes to the whole fabric of the district.
- The building has been extended substantially increasing the mass.
- The proposal of the sunshade/awning would diminish the texture of the building by covering in another area.

The appropriateness of the general design, arrangement, texture, materials, and siting proposed in the plans.

The board has no issue with the construction material. The board suggested using umbrellas which would be consistent with the surrounding area. In terms of compatible and continuity most of the outdoors restaurants in Old Harbor (Old Harbor View Take Out, Rebecca's, and McPhail,) are using an umbrella type of shading system which embraces the Old Harbor area. Weldon's Way congestion would detract from rather than enhance the district.

Mr. Ballard made a motion that the inappropriate appearance, design and materials of the proposed shading system contribute to the impact of the increased massing and do not contribute to the historic nature of the building and district based on the following findings of fact:

- The building is located in the historic district.
- This structure does contribute to the architectural and historical significance.
- The general design, arrangement, texture, and materials in themselves are not objectionable, however the amount and the manner in which they are proposed is not appropriate.
- The board has discussed alternative possibilities to achieve the same objective such as umbrellas which are consistent with outdoor restaurants in the Old Harbor area or pergolas with vines/greenery to soften the increased coverage.
- The applicant did not express any interest in the alternatives suggested which would make the area less massive.
- The applicant has not demonstrated that the proposal is in conformance with the guidelines.
- The property is currently used to the maximum capacity.
- Weldon's Way is a very congested street and the proposal shows a lack of sensitivity.

Mr. Riordan seconded the motion with all in favor to clarify the earlier decision of the HDC board.

3 Ayes (Ball, Riordan, and Ballard) 0 Nays

Mr. Hassinger asked for a draft of the motion to be faxed to him.

The meeting was adjourned at 10:42 a.m. in a motion by Mr. Riordan and seconded by Mr. Ballard.

3 Ayes (Ball, Riordan, and Ballard) 0 Nays

Respectfully submitted,
Terri L. Chmiel
Administrative Assistant
Building & Land Use Department
Approved: May 16, 2011